

CONDEMNATION REPORT

The foregoing document was prepared by the Indiana Department of Transportation in anticipation of condemnation litigation. It is a communication from the Indiana Department of Transportation to the Office of the Attorney General and is protected by attorney-client privilege. This document is further excepted from disclosure under the Indiana Access to Public Records Act pursuant to IC 5-14-3-4(b)(6).

Past experience has indicated that the negotiator is in an excellent position to gather information which frequently proves very valuable and helpful during a trial. Completing the following questions will materially aid the attorney representing the State. In answering them, please be as accurate and complete as you can, avoiding yes and no answers wherever possible. Where more than one negotiator has participated, each should fill out separate forms. Answer legibly in the space provided. If more space is needed, please complete your answer on an attached sheet and make reference to the paragraph and question number.

DATE _____

Project Number _____ Parcel _____ Code _____

County _____ Road _____

1. Owners Name _____

A. Complete Address _____

City _____ County _____ State _____ Zip _____

B. Directions if Rural Route or Box Number _____

C. Other Address _____

D. If Corporation, Name of President _____

Registered Agent (to be completed by DAG)

Name _____

Address _____

2. Lessee _____
Address _____
City _____ County _____ State _____ Zip _____
Interest of Lessee (check one): Farm _____ Residential _____ Commercial _____
3. Contract Purchaser _____
Address _____
City _____ County _____ State _____ Zip _____
4. Mortgagee and Officer _____
Address _____
City _____ County _____ State _____ Zip _____
- Registered Agent (to be completed by DAG)
Name _____
Address _____
5. Owner's Attorney _____
Address _____
City _____ County _____ State _____ Zip _____
6. If only one personal contact was made, explain why no more were advisable before condemning this parcel.
7. What complaints, if any, have the property owner(s) made with reference to the highway project on their property? Describe in detail.

8. What adjustments or actions have been taken, if any, and by whom with respect to any of the complaints of the property owner(s)? Describe in detail.
9. A. Date last offer was made _____
Amount of last offer \$ _____
B. If amount of last offer is different than amount of first offer state amount of first offer and explain why.
10. How much does property owner demand?
11. What are the reasons for claiming a higher amount than that offered by the State?
12. How will the uses of this property be affected by the highway project? Describe in detail.
13. Has the landowner received any recent offers for his property? If so, describe fully.
14. Who are the appraisers for the property owner(s), if any?
15. If you have any information about the owner's appraiser's qualification, experience, etc., please describe.
16. Describe any characteristics of the property owner(s) which would be helpful to the attorney handling this case.

17. Are there any unique features about the property owner(s) farming or business operations? Are they generally good or poor?
18. Has there existed any united feeling in the community against the highway project?
19. A. Have you discovered any items of damage that have been omitted, or improperly included, or that are too high or too low? Yes___ No___.
(If "Yes," explain.)
- B. Have you sent this parcel back to the Review Appraiser, or have you discussed it with the Review Appraiser, concerning any problems (including those in "A" above)? Yes___ No___.

C. If "B" above is "Yes", what was the nature of the problem and what was the Review Appraiser's determination concerning it?
20. In your opinion, are there any strong points the State should emphasize in the presentation of its case? (Answer must be well-considered and thorough.)
21. Are there any weak points in the State's position? If so, specify.
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22. Do you have any other information you feel would be helpful in the trial of this case?

23. Who is in possession of the premises?
24. Were the actual premises to be condemned viewed by you and were those in possession contacted?
25. Have there been any changes in the property or its uses since the completion of the appraisal?
26. Have you verified in your contacts with the fee owner, or his representative, that there are no other leases, liens, or encumbrances of any kind on the property other than those listed in the report?
27. Explain any statements or agreements made to or with the property owner(s) regarding right-of-way clear dates, moving dates, removal of encroachments, retention of property, etc.

I CERTIFY THAT THE ABOVE IS A COMPLETE STATEMENT OF THE NEGOTIATIONS CARRIED ON IN THIS CASE AND THAT IT WILL BE MY TESTIMONY IF CALLED UPON IN THE COURT PROCEEDINGS.

Land Agent's Signature
Print Name_____